

# Zoning Confirmation Report Checklist

| Project Information    |                                                  |                           |                                                   |
|------------------------|--------------------------------------------------|---------------------------|---------------------------------------------------|
| Review Date            | April 22, 2025                                   | Official Plan designation | Mainstreet Corridor                               |
| Municipal Address(es): | 1111 Cummings Avenue, 1137 and 1151 Ogilvie Road | Legal Description:        | Part of Lot 18 Registered Plan 217 City of Ottawa |
| Scope of Work:         | ZBLA application                                 |                           |                                                   |
| Existing Zoning Code   | LC6                                              | By-law Number:            | 2008-250                                          |
| Schedule 1 / 1A Area:  | Area X                                           | Overlays Applicable       | Evolving Neighbourhood                            |

| Proposed Zone                  | TD3 [XXXX]                                                                  |                                                      |            |
|--------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------|------------|
| Zoning Provisions              | Requirement                                                                 | Proposed                                             | Compliance |
| Principal Land Use             | Mixed                                                                       | Mixed                                                | Yes        |
| Lot Width                      | No Minimum                                                                  | 97.6 m                                               | Yes        |
| Lot Area                       | No Minimum                                                                  | 7,384.8 m <sup>2</sup>                               | Yes        |
| Front Yard Setback (Cummings)  | 0.5 m                                                                       | 4.7 m                                                | Yes        |
| Corner Yard Setback (Ogilvie)  | 0.5 m                                                                       | 6.9 m                                                | Yes        |
| Interior Yard Setback          | 6-storeys and below: 3 m                                                    | 7.9 m                                                | Yes        |
|                                | 7-storeys and above: 12 m                                                   | 20.9 m                                               | Yes        |
| Rear Yard Setback              | 6-storeys and below: No minimum                                             | 4.6 m                                                | Yes        |
|                                | 7-storeys and above: 12 m                                                   | 8.2 m                                                | No         |
| Lot Coverage (F.S.I.)          | N/A                                                                         | N/A                                                  | N/A        |
| Minimum Density                | 350 units / ha                                                              | 595 units / ha (phase 1)<br>549 units / ha (phase 2) | Yes        |
| Minimum Outdoor Communal Space | 2%                                                                          | >2% (phase 1 and 2)                                  | Yes        |
| Building Height                | 90 m                                                                        | 97 m                                                 | No         |
| Accessory Buildings            | N/A                                                                         | N/A                                                  | N/A        |
| Projections into Height Limit  | mechanical and service equipment penthouse, elevator or stairway penthouses | indoor amenity space                                 | No         |

|                                          |                                 |                      |            |
|------------------------------------------|---------------------------------|----------------------|------------|
| <b>Required Residence Parking Spaces</b> | 410 parking space               | 410*                 | <b>Yes</b> |
| <b>Visitor Parking Spaces</b>            | 30 parking spaces/building      | 60                   | <b>Yes</b> |
| <b>Size of Parking Space</b>             | 5.2 x 2.6 m                     | 5.2 x 2.6 m          | <b>Yes</b> |
| <b>Driveway Width</b>                    | 6 metres                        | 6 m                  | <b>Yes</b> |
| <b>Aisle Width</b>                       | 6 m                             | 6 m                  | <b>Yes</b> |
| <b>Location of Parking</b>               | N/A                             | N/A                  | <b>N/A</b> |
| <b>Refuse Collection</b>                 | Enclosed                        | Enclosed             | <b>Yes</b> |
| <b>Bicycle Parking Rate</b>              | 424                             | 844                  | <b>Yes</b> |
| <b>Amenity Space</b>                     | 5,064 m <sup>2</sup> (Total)    | 5,160 m <sup>2</sup> | <b>Yes</b> |
|                                          | 2,532 m <sup>2</sup> (Communal) | 3,690 m <sup>2</sup> | <b>Yes</b> |
|                                          | 2% outdoor + at-grade           | >2%                  | <b>Yes</b> |

| <b>Draft List of Requested Relief from Zoning</b>                                    |                             |                              |
|--------------------------------------------------------------------------------------|-----------------------------|------------------------------|
| <b>By-law Requirement or Applicable Section</b>                                      | <b>Requirement</b>          | <b>Proposed</b>              |
| <b>Rezone from Section 190 to Section 196</b>                                        | LC6                         | TD3 [XXXX]                   |
| <b>One Lot for Zoning Purposes</b><br>(Section 93)                                   | Not applicable              | Apply                        |
| <b>Residential Parking Rate – Area Z</b><br>(Section 101)                            | 0.5 stalls per dwelling     | 0.25 stalls per dwelling     |
| <b>Permitted Projections above the Height Limit</b><br>(Section 64)                  | Amenity space not permitted | Permit “amenity space”       |
| <b>Definition of Mezzanine</b>                                                       | Mezzanine is a storey       | Mezzanine to not be a storey |
| <b>Maximum Building Height</b><br>(Section 196 (3)(e))                               | 90 m                        | 97 m                         |
| <b>Rear Yard Setback Above the 6<sup>th</sup> Storey</b><br>(Section 195 (4)(e)(iv)) | 12 m                        | 8.2 m                        |



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